

Robert P. Dodge House
1534 28th Street, N.W.
Washington (Georgetown)
District of Columbia

HABS No. DC-246

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PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

ROBERT P. DODGE HOUSE

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Location: 1534 28th Street, N.W. (Georgetown), southwest corner, intersection of 28th (formerly Montgomery Street) and Q Streets (formerly Stoddert Street), Washington, D. C.

Present Owner and Occupant: Martin F. Malarkey, Jr.

Present Use: Private residence

Statement of Significance: This spacious and elegant dwelling, along with a similar house at the southeast corner of 30th and Q Streets, was designed by Andrew Jackson Downing and Calvert Vaux. It is representative of Downing's adaptation of the Italian villa into what he termed the American "suburban villa"; many of the Italianate features have been removed, however.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: The house was begun in 1850 and completed in 1853.
2. Architect: Andrew Jackson Downing and Calvert Vaux.
3. Original and subsequent owners: The building is located in Square 1267, lot 826 (formerly lots 264 and 265 and parts of 254 and 255 which were subdivided into lots 268, 269, and 271). The following is an incomplete chain of title to the property. The references are to the Recorder of Deeds, Washington, D. C.

1804 Deed. July 16, 1804, recorded January 5, 1805 in Liber M folio 57
Thomas Beall et ux Nancy
to
Thomas Sim Lee
"...part of a tract of land called the Rock of Dumbarton...to contain seventeen lots...." (Includes lots 254, 255, 264, 265 and 266.)

- 1837 Tax Deed. January 18, 1837, recorded January 24, 1837 in
Liber WB 63 folio 201
John Cox, Mayor of Georgetown
to
Bennett Clements
Recites that by virtue of certain ordinances of
the Corporation of Georgetown, the above described
lots became liable to tax sale.
- 1840 Deed. February 21, 1840, recorded March 21, 1840 in
Liber WB 79 folio 285
Charles Carroll et ux Nancy
Molly D. Lee et vir Thomas Sim Lee
Mary E. Horsey
Ann C. Horsey
Outbridge Horsey, Jr.
Mary D. C. Ringgold
to
Bennett Clements
Lots 264, 265, 266 and 267, plus the northern
half of lots 252, 253, 254 and 255. This deed
recites that the members of the first party were
supposed to be entitled to share in the premises
before the title was acquired by Bennett Clements
in the tax sale held by the Mayor of Georgetown.
- 1842 Deed. June 11, 1842, recorded August 3, 1842 in
Liber WB 92 folio 379
Bennett Clements
to
Benjamin Miller
Lots 264 and 265, and parts of lots 254 and 255.
- 1846 Deed. October 10, 1846, recorded October 17, 1846 in
Liber WB 128 folio 149
Benjamin F. Miller and wife Selena
to
Francis Dodge
Parts of lots 254 and 255, and all of lots 264
and 265. (This includes the property and house
of Benjamin Miller described in HABS No. DC-247.)
- 1854 Deed of Partition. March 20, 1854, recorded June 24,
1854 in
Liber JAS 79 folio 1
Francis Dodge and wife Frances
Heirs of Francis Dodge
to
Robert P. Dodge
This deed partitions 200' of land on Montgomery
Street and 120' on Stoddert Street.

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1884 Deed. July 23, 1884, recorded July 31, 1884 in
Liber 1083 folio 43
James Heath Dodge and wife Mary C.
to
Kate D. Augur, wife of Jacob Arnold Augur
Emily D. Dodge
Carrie R. Hagner, wife of Randall Hagner
Neenah Dodge

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In 1887, as recorded in Liber ARS folio 175, the eastern
52' of lot 266 and all of lots 265 were subdivided into
lots 268, 269, 270, and 271.

1920 Deed. October 19, 1920, recorded November 17, 1920 in
Liber 4464 folio 118
Carrie R. D. Hagner
Neenah Townsend
Emily J. Dodge
Carrie Heath Augur
Jane Augur Wilcox
to
Warren Delano Robbins

1936 Deed. June 25, 1936, recorded June 26, 1936 in
Liber 7006 folio 118
Riggs National Bank, Executor under the will of
Warren Delano Robbins
to
Edith Morton Eustis

1967 Deed. July 17, 1967, recorded July 26, 1967 in
Liber 12778 folio 293
American Security and Trust Company, Executor under
the will of Edith Morton Eustis
to
Martin F. Malarkey

4. Original plan and construction: A published view of the building with first and second floor plans appears in Calvert Vaux's Villas and Cottages, 1st ed., 1857.
5. Alterations and additions: The interior of the house has been totally redecorated. The first-floor plan is almost unchanged with the exception of the extension added to the library. More extensive changes have been made on the second floor. The exterior has been almost entirely changed by the removal of the original Italianate features.

B. Historical Events and Persons Connected with the Structure:

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1. Robert P. Dodge:

Robert Perley Dodge was born in 1817, the son of Francis Dodge, an important merchant and shipper in Georgetown. (Information on Francis Dodge can be found in HABS No. DC-100.) He attended Princeton University. In only two years he graduated fifth in a class of seventy-six. He then entered the School of Engineering in Kentucky where he completed his major course of study in six months. He was offered a professorship in mathematics, but declined the offer in favor of a position as a civil engineer.

Dodge returned to Washington to become a consulting engineer for the C. and O. Canal Company. In 1850, along with his brother, he engaged Downing and Vaux to design his house. In July of 1854 Congress granted a charter to David English, Robert P. Dodge, Richard Cruikshank, William M. Fitzhugh, Richard Pettit, W. T. Seymour, Adolpheous Pickerell and William Bucknell to form "a body corporation by name and style of Georgetown Gas Light Company."

The following year, 1855, the Board of Aldermen and the Board of Common Council authorized the mayor of Georgetown to sell or lease to Robert Dodge, Thomas Brown and E. G. Brown all of Lingan Street (now 36th Street) south of the canal and fronting on the river. Here Dodge constructed the Columbia Flour Mill which he operated with Vincent Taylor.

The Dodge family lost a great deal of their money in the shipping business in the panic of 1857; Robert, however, was not harmed. When the Civil War broke out in 1861, Dodge shut down his Columbia Flour Mill and accepted a commission in the Union Army as a major and became paymaster. After the war he was employed by the government of the District of Columbia. He was a vestryman of St. John's Church for forty-two years. (Biographical information on Robert Dodge was obtained from Miss Mathilde Williams, curator of the Peabody Room, Georgetown Public Library.)

The extensive amount of Robert P. Dodge's property is listed in the Georgetown Assessments for 1865-1870 (National Archives, Microcopy 605, Group 351 roll 12):

Lots 13 and 14	25(?) ft. Water St. back to River	125	\$1,000
	Improvements: Warehouse and Wharf		3,000

Lot 264	60' Stoddert, 120' Montgomery	166	1,200	
Lot 265	" " " deep		1,100	
	Improvements: Large Brick Mansion			12,000
Lot 266	50' Stoddert, 120' deep		1,000	
	Improvements: stable, carriage house... (?)			400
Lots 254 and 255	60' W. side Montgomery, 120' deep	191	1,200	
	Improvements: Two Story Frame dwelling / This frame dwelling is the Benjamin Miller House, HABS No. DC-2477		1,200	

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2. City directories provide the following tenant information:

1850-1887	Robert P. Dodge, 89 Montgomery Street
1915	Vacant
1917-1918	Minor E. Furr
	Mary E. Wilson, nurse
1919-1920	Virginia Berry
1921	Vacant
1922	Warren D. Robbins
1923-1925	Eliot Wadsworth
1926	Parker Corning
1927	Vacant
1928-1929	Mrs. Ruth H. McCormick
1930	Warren D. Robbins
1931	Thomas D. Thacher
1932	Warren D. Robbins
1933	Dwight F. Davis
1935-1937	Vacant
1938-1964	Mrs. Edith M. Eustis

3. Volumes of The Elite List: A Compilation of Selected Names of Residents of Washington City, D. C. and Ladies Shopping Guide give this additional tenant information:

1888	Mr. and Mrs. Randall Hagner
	Miss Emma Dodge
1889	Major and Mrs. James Gillis
1890-1892	Major and Mrs. James Gillis
	Miss Julia Gillis
1904-1907	Mr. and Mrs. M. A. Ballinger

4. Warren Delano Robbins:

Mr. Robbins (1885-1935), the owner of the house between 1920 and 1935, served in the Diplomatic Corps in the

Division of Latin American Affairs and was appointed chief of the Division of protocol in the Department of State. Robbins was supposed to have held a special attachment for the Dodge House because his grandfather's house in Newburgh, New York, had also been designed by Andrew Jackson Downing. (Who Was Who in America, Vol. I, 1897-1942, p. 1039.)

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5. Edith Morton Eustis:

Mrs. Eustis was the daughter of Levi P. Morton who was the United States Minister to France in 1880, the vice-president of the United States in 1889, and the governor of New York in 1895. (Dictionary of American Biography, Vol. XIII, 1934, p. 258.) Mr. Eustis' mother was a daughter of W. W. Corcoran, the philanthropist who donated Oak Hill Cemetery to Georgetown. (See HABS No. DC-249.) It was Mrs. Eustis who was responsible for the extensive remodelling of the house.

6. Andrew Jackson Downing:

The designer of the Dodge House was born in Newburgh, New York, in 1815. His early interests centered around landscape design; he worked in and later bought his brother's nursery. After his marriage in 1838 he built a house of his own design on a six-acre tract in Newburgh with the aim of creating a landscape that was harmonious with the house. In 1841 he wrote his first important work: A Treatise on the Theory and Practice of Landscape Gardening Adapted to North America. The publication of this work made Downing the recognized authority on "rural art."

In 1842 Downing published Cottage Residences in which he outlined principles of landscape gardening that could be applied to more "humble folk." Although he wrote extensively about landscape architecture and gardening, his interests turned toward architecture. Additional Notes and Hints to Persons about Building in this Country was published in 1849 with the assistance of George Wightwick. Downing's major work, Architecture of Country Houses, Including Designs for Cottages, Farm Houses and Villas was published in 1850.

That same year, 1850, Downing travelled to France and England. He met Calvert Vaux, a young English architect whom he invited to return to the United States with him to form the firm of Downing and Vaux. The purpose of this partnership was to build homes and prepare landscape gardens. Most of their work was done in the Hudson Valley and Long Island.

Downing was engaged to lay out the grounds of the United States Capitol, the White House and Smithsonian in 1851, but did not live to see their completion. He was killed in a fire aboard the steamship Henry Clay, July 28, 1852. (Dictionary of American Biography, Vol. V, 1930, pp. 417-418.)

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Downing is considered America's first great landscape architect. He created an interest in the American country home and estate and adapted the ideas of the English country garden to fit American requirements and desires. Calvert Vaux wrote, "...for Andrew Jackson Downing was not only one of the most energetic and unprejudiced artists that have yet appeared in America, but his views and aspirations were so liberal and pure that his artistic perceptions were chiefly valued by him as handmaids to his higher and diviner views of life and beauty." (Calvert Vaux, Villas and Cottages, New York, 1857, preface.)

Calvert Vaux continued the practice of architecture after the death of his partner. Designs for his own buildings became more elaborate than those of Downing's. Vaux published Villas and Cottages in 1857, which presented many of the designs prepared by Downing & Vaux, with notes describing building methods and recommendations about good design practices. Vaux went on to become an associate of Frederick Law Olmstead. He died in 1895.

7. Notes on the Dodge House from Villas and Cottages:

In the first edition of the book the Dodge House, along with the House at 30th and Q for Francis Dodge, are presented as design no. 17, "A Suburban Villa." Vaux points out the special features of the design: "All principal rooms can be reached, as may be seen on reference to the plans, from the upper floor, without its being necessary to traverse the principal hall," (Vaux, p. 222) because of the arrangement of stairs and doorways.

Originally the kitchen was in the basement. The second floor had one large bedroom with an attached dressing room and three other "roomy chambers." There was one small bedroom, a bath, water closet, and linen-press. A spare room was included in the upper part of the tower.

Concerning the cost of the house, Vaux said: "When these houses were first planned it seemed to be the intention of both proprietors to carry them out in a very simple and economical way; and as the season was a good one for building, it was roughly calculated that they might cost about \$8,000 or \$9,000." (Vaux, p. 223.)

In a letter from Francis Dodge to Mr. Vaux, dated June 3, 1854 (and in Vaux, p. 223), Dodge reported that the cost had gone beyond Downing's estimates to about \$15,000 for each house. "...we have fine houses and very comfortable and satisfactory in every respect. They are much admired. We built them in the very best manner, of the best materials."

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8. Notes on alterations:

In 1913 a building permit was issued to Mr. Augur to take down a brick back building that stood on lot 271. The structure was 15' x 20' x 12' and was possibly the carriage house. (Permit 4116, District of Columbia Department of Licenses and Inspection.)

The "music room," the major addition to the south of the house, was added in 1930. Mr. Robbins was issued a permit in June of 1929 and the room was completed May 1, 1930. (Permit 125679, District of Columbia Department of Licenses and Inspection.) The remodeling was done about 1936.

The circular driveway in front of the house was added by Mrs. Eustis in 1942.

C. Sources of Information:

1. Old views: A photograph of the house in its original villa style appears on p. 371 of Every-Day Life in Washington by C. M. Pepper, published in 1900.

2. Bibliography:

- a. Primary and unpublished sources:

Building Permits, Department of Licenses and Inspection,
Washington, D. C.

District of Columbia Deed Books, Recorder of Deeds,
Washington, D. C.

Georgetown Tax Assessments for 1865-1870, National
Archives, Washington, D. C. (Microcopy 605, Group
351, roll 12.)

Interview with Miss Mathilde Williams, Curator of the
Peabody Room, Georgetown Public Library, Washington,
D. C.

b. Secondary and published sources:

The Elite List: A Compilation of Selected Names of
Residents of Washington City, D. C. and Ladies
Shopping Guide 1888- . Washington, D. C.:
The Elite Publishing Company, 1888.

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Pepper, C. M. Every-Day Life in Washington. New
York, 1900.

Vaux, Calvert. Villas and Cottages. New York:
Harper and Brothers, 1857.

Washington Directory. Washington, D. C., 1870- .

Prepared by Ellen J. Schwartz
Architectural Historian
Commission of Fine Arts
September 1969

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This is one of two large Italianate villas designed by A. J. Downing and Calvert Vaux which were built in Georgetown and were illustrated in Vaux's Villas and Cottages (1857) as design No. 17. This "suburban villa" was designed for Robert P. Dodge (not Francis Dodge as is stated in the text). Although the floor plan is almost unchanged on the ground floor and only moderately changed on the second, the interior has been completely redecorated in Georgian and Federal Revival styles and the exterior has been so altered as to completely hide its original style and form.
2. Condition of fabric: The building is in excellent condition on both the exterior and the interior. Alterations, however, have been considerable. On the outside the hood molds, brackets, canopies, and other Italianate features have been removed, the gable end bull's-eye windows filled in, and the original chimney removed. The northeast front porch or "verandah" has been replaced by a two-story porch of large square pillars. The northwest veranda or porch has been glazed. To the south of the original library a single-story wing (with garage under) has been added, extending the library about 25'; there is a modern porch west of this addition. The front entry porch has now been enclosed and the third story has been raised on the west

side. On the inside there has been some repartitioning on the second floor (see C. 1. below). With the exception of the stairs, floors, doors and door moldings, the interior has been entirely redecorated. Apparently these changes were all made about 1936; the library wing was built in 1930.

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B. Description of Exterior:

1. Overall dimensions: The house measures about 60' north-south (with the one-floor library addition 20' more) and about 54' east-west. The house is rectangular, with the two-story porch at the northeast corner, and the glazed porch with one story added above it at the northwest. On the east front, two main stories plus a third-floor tower room are visible; on the rear, however, the basement is exposed almost completely at grade, and the third-story roof has been raised about six feet above the former cornice line, so that there are four full stories visible. On the north there is a one-story bay on the drawing room.
2. Foundations: On the east front the foundations consist of an exposed ashlar course of sandstone blocks 16" x 10" resting on rubble (probably bluestone) basement walls which are just visible above grade. On the rear this random-laid foundation wall is exposed about nine feet at the southwest corner of the house, and is covered with a layer of concrete. The top course is hammer-faced ashlar in blocks about 11" x 25". The foundations of the southwest porch are brick.
3. Wall construction: Walls appear to be stucco-covered brick, scored into blocks 12" x 32-1/2". Though this has flaked in a number of places, it appears to be old scoring. The exterior walls (with all Italianate features removed) are now painted a light yellow. Exterior walls are about 16" thick.
4. Framing: Presumably load-bearing brick walls and wood framing.
5. Porches, stoops, bulkheads, etc.: The front veranda has been removed and replaced by a brick porch about 27' x 15' with two-story square pillars. The front recessed entry porch, now closed in, is reached by four stone risers. The veranda at the northwest corner has also been changed by filling the openings with windows and converting it into an additional room; there is also now a second-floor addition above it. West of the south addition is a flagstone-covered brick porch measuring about

12' x 25'. Two curving stairs of fourteen risers each ascend to a landing one step below the porch.

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6. Chimneys: Two stacks are visible; both have metal rotary ventilators at the top.

7. Openings:

- a. Doorways and doors: The main entrance contains a modern double door with four panels in each leaf. Below the library addition to the south is a two-car garage with a modern roll-up door. On the rear the northwest glazed veranda with modern French doors is now reached by four brick risers from the terrace. At the southwest corner of the main block is a modern cellar door with six lights. In the library wing the door onto the porch is adapted from the double window on the front elevation. The central section is cut down to floor level to form a glass French door 44" wide, with a four-light transom above. This doorway is separated from two side lights or windows by ten-inch pilaster strips. The windows are two-over-two-light sash, 13" wide, of tall and narrow proportions.
- b. Windows and shutters: On the east facade, the north-east porch windows on the first floor are six-over-nine double-sash flat headed windows which reach to the floor. The window to the present entrance vestibule (south) is round headed. The library has a triple window, the central one being six-over-six sash, the side two-over-two sash, all within a single enframingent. On the second floor are round-head windows without their hood molds. Under the porch a small bathroom window has been inserted at the south end. On the rear elevation the basement has six-over-six sash, the first floor six-over-six sash with stone sills (painted white), and the second floor round head seven-over-four sash. The latter also have stone sills, but no hood molds or canopies. The new third-floor windows are six-light casement. The first-floor northwest porch has glass doors and a fixed fanlight; the openings are framed on each side by paneled strips, with an arch and projecting keystone above.

There are shutters for almost all windows. On the north and east the shutters for the round-head second-floor windows appear to be old. They are five-panel, with the upper three hinged separately from the lower two; both sections have movable louvers. The break

in the shutter is below the mid-point of the window. The library windows have fixed-louver modern shutters. On the rear elevation six-panel adjustable louver shutters, similar to those on the front but not in two sections, flank the first-floor windows, and appear to be old. Those on the second floor are five-panel adjustable louver. The basement has modern two-panel adjustable louver shutters, and the third floor, fixed single-panel. There are also shutters for the glazed porch. All shutters are painted dark green.

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8. Roof:

- a. Shape, covering: The north-south and east-west gable roof is covered with standing seam metal and is tarred. Some sections--the top of the northeast porch, for example--are flat.
- b. Cornice, eaves: In remodeling the exterior, a heavy undecorated entablature took the place of the original eaves brackets. The cornice is carried across the gable ends, thus forming pediments. There are simple metal gutters and downspouts. A nineteenth-century wire fence runs around the top of the flat porch roofs.
- c. Dormers, cupolas, towers: The entrance-hall tower was considerably diminished in importance by the remodeling, during which the entablature was carried across the tower at the third-floor window level, and the roof was abbreviated.

C. Description of Interior:

1. Floor plans: The first floor has changed very little from the published plan of 1857. The changes are primarily additions. The entrance porch is now an enclosed entrance vestibule; the northwest veranda has been made into a room by glazing the four openings (it is now entered from the dining room by a doorway about 9' wide, located where a triple window is indicated on the plan); the pantry is now the kitchen, with a modern elevator against the north wall, and the southeast closet has been closed up to make a small water closet, entered from the main stair hall; the windows in the south wall of the kitchen have been made smaller; the library has been extended to the south about 25 feet to make a total length of about 42'; the library fireplace--originally on the west wall, to the right of the door into the main stairhall--has been moved to the south wall; and the door from the drawing room

into the dining room has been closed up. All other partitions appear to be the same as on the plan. The measurements of the rooms correspond almost exactly to the figures given on the plan. The hall, for example, measures 14'-6" x 17'-6" taken wall to wall (the baseboard is 2-1/2" thick) which is the same as on the plan. The dining room appears to be a few inches narrower than on the plan, but the length is identical (22 feet). First-floor ceilings are about 13' high.

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On the second floor there have been more partition changes. The southeast bedroom has been decreased in size at the north by about eight feet, giving space for a bath and an entry hall with large closet. The tower room has also been made smaller with the addition of a hall and linen closets (which occupy about seven feet of the northern portion) and a bath (which extends about two feet into the north bedroom, thus permitting the insertion of a small window under the present portico). The central hall has also been made smaller by the addition of closets and a built-in bar on either side of a passage about eight feet long, running from the hall into the north bedroom. The latter has been enlarged to 24' x 15' by eliminating the dressing room. The area over the northwest porch is now a spacious bathroom, reached both from the large west bedroom and the enlarged north bedroom. The bedroom in the southwest corner has been enlarged by combining it with the former bathroom, and the adjoining closet has been converted into a small lavatory.

The third floor has five rooms and two baths, and a number of closets. Originally, however, this was "a large open garret space, lighted from the gables," with only the tower room finished. The basement--where the original kitchen was located--now contains a number of finished rooms.

2. Stairways: The main stair is 3/4 turn with winders and one landing against the south wall. It ascends in runs of seventeen and eight, with 6-1/2" risers and 3'-7" long treads. The treads are pine, but do not appear to be original. The molded hand rail is original, and so apparently is the 36"-tall newel; the rectangular slightly tapering balusters, however, may be replacements. The stringer appliques are in the form of a double scroll. The railing of the second-floor hall shows traces of round balusters.

The service stairs appear to be original, with rectangular balusters and a turned newel 38-1/2" tall. From the first

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to second floor, the half-turn stair with winders ascends 22 risers, each 7-1/2" high. The stairway is 34" wide. From the second to third floors there are nineteen seven-inch risers, with winders, and the stair is 33" wide. On the third floor at the center of the building is a 23"-wide quarter-turn stair with twelve nine-inch risers to the roof. The basement stair--one-half turn with landing (runs of eight and seven)--also appears to be original.

3. Flooring: Most of the flooring appears to be original. The hall is 2-1/2" to 4-3/4" pine, stained dark brown. The library and the stair hall have the same size boards, though lighter in color. The dining room is all 4-1/4" pine. The entire library floor is modern. On the second floor, all flooring is 4-1/4" pine; on the third floor, 4-1/4" to 7" pine. The first-floor entrance porch is now paved in black and white marble squares, with three steps up to the hall.
4. Wall and ceiling finish: All the walls and ceilings appear to have been completely changed. They have been redecorated in Georgian or Federal-revival style.

The walls have a three-foot wainscoting, and are marked off into panels by a narrow 1-1/2" plaster molding (library, hall and dining room, and also the northwest glazed porch). The drawing room is treated similarly, but with a different sort of molding and 12-3/4" wide pilasters. The drawing room is painted a reddish orange; the others are a light yellow. The ceilings all have a molding with a prominent dentil course, which is not original.

On the second floor the walls are painted or papered, with no moldings except in the hall (same as the first floor) and the main northwest bedroom (shallow cove). The ceiling over the stair has a shallow rosette about two feet in diameter, which does not appear to be old. The third floor has no decoration.

5. Doorways and doors: Interior doors on the first floor appear to be original. They are four-panel wooden doors, 2" thick, with heavy molding around the panels. Doors are 38" by 7'-10" and have a heavy molding 6-1/2" wide and 3" deep around the opening. Doorways all have paneled reveals and soffits (most three-panel). On the second floor, doors are similar four-panel, but with a simpler, flatter enframement, six inches wide. There is one panel, generally 3-1/2" wide, on each jamb, and one for the soffit. Doors are the same size on the first floor. On the third floor all are plain, four-panel, with simple 2-3/4" surrounds.

6. Decorative features and trim: There is a 12-1/2" high baseboard on the first floor which appears to be original. HABS
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7. Notable hardware: None. GEO
8. Lighting: None original. 116-
9. Heating: The original fireplaces have all been removed, and where replaced (as in drawing room, dining room, library, and main north bedroom on the second floor), the replacements are Federal Revival pieces. It is not certain whether these are still operable.

D. Site:

1. General setting and orientation: This house is located at the southwest corner of 28th and Q Streets, facing east onto 28th. There is a spacious yard and garden to the west of the house.
2. Enclosures: North of the house is a short stretch of attractive cast-iron fencing with fleur-de-lis and palmette decorations, probably original to the house. This 42"-tall fence has a gate decorated with a rose-window tracery pattern. The same fence is shown running along the east sidewalk line in a photograph of 1524 28th Street (just south of the property) taken around 1918. There is also a red sandstone block with a protruding metal dowel at the northeast corner of the property to which such a fence would have been attached. Along the rest of the north property line is a handsome wall of old brick about 6' high, which is also found at the eastern end of the south property line. The rest of the south property line, and the west side of the yard, are fenced with wooden stockade fencing 6'-6" tall. On the east side of the house are stone retaining walls for the cobblestone drive.
3. Outbuildings: None.
4. Walks: West of the southwest brick porch is a random-flagstone patio about 15' square. There is a similar walk about 3-1/2' wide around the south end of the house. The public walk on the east and north is about 15' wide. West of the glazed northwest porch is a flagstone and brick terrace about 25' x 30'.
5. Landscaping: The rear yard is attractively landscaped with borders of ivy, shrubs, and numerous magnolia, oak, and elm trees. Along the north wall are holly and rhododendron. The area east of the house is landscaped with ivy, vines, and evergreen hedges.

Prepared by Daniel D. Reiff
Architectural Historian
Commission of Fine Arts
August 1969

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PART III. PROJECT INFORMATION

These records were made in 1969 during a project to record 14 structures and a group of 16 items of "street furniture" in the Georgetown section of Washington, D. C. The project was conducted by the Commission of Fine Arts with the cooperation of the Historic American Buildings Survey. The resulting documentation was donated to HABS by the Commission and published in 1970 in HABS Selections Number 10, Georgetown Architecture: Northwest Washington, District of Columbia.

The project was under the direction of Mr. Charles H. Atherton, Executive Secretary and Administrative Officer of the Commission of Fine Arts. The recording team was composed of Miss Ellen J. Schwartz and Mr. Daniel D. Reiff, Architectural Historians, and Mr. William P. Thompson, Architect. The photographs were made by photographers J. Alexander and Jack E. Boucher under contract to the Commission.